



Connells

The Coppice
Sturry Canterbury

The Coppice Sturry Canterbury CT2 0JU

for sale guide price
£250,000 to £260,000



Property Description

Guide Price £250,000 to £260,000

An ideal first time buy set in a no through road in the ever popular village of Sturry. This semi detached home is well maintained throughout and enjoys a spacious living room with double doors overlooking the rear garden. The fitted kitchen provides all you need for every day living with plenty of fitted units, work surface area and space and plumbing for all white goods.

To the first floor you will find two double bedrooms, the second room with built in storage space and a family bathroom with matching suite of bath with shower over, WC and wash hand basin.

The home is complimented by a spacious garden mostly laid to lawn with shed and side access. To the front of the home is a lawned area and off street parking for at least one vehicle.

The home is within close proximity of local shops including a Co Op convenience store and a train station with regular services in to Canterbury. The road network leads to Canterbury, Herne Bay and Thanet and is moments drive away.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hal

Kitchen

11' 7" x 5' 10" (3.53m x 1.78m)

Living Room

13' x 12' 3" (3.96m x 3.73m)

Landing

Bedroom One

12' 3" x 9' 1" (3.73m x 2.77m)

Bedroom Two

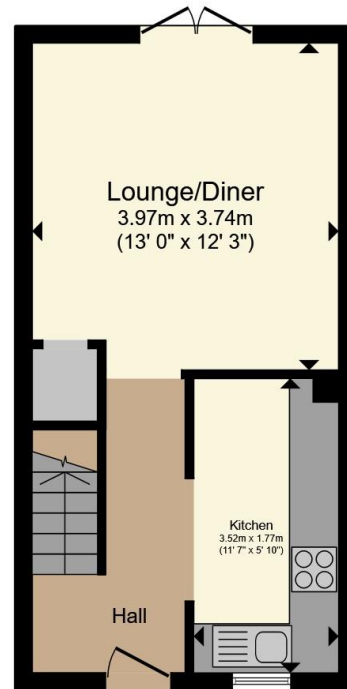
10' Max x 9' 5" Max (3.05m Max x 2.87m Max)

Bathroom

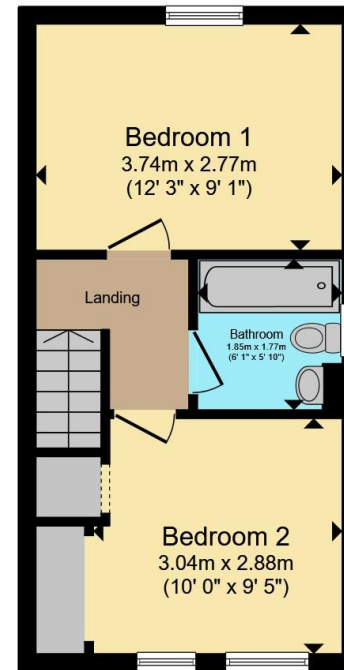








Ground Floor



First Floor

Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407291



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